



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
PE1 4LH

Tel 01733 921700  
info@fitzjohnestateagents.com  
www.fitzjohnestateagents.com

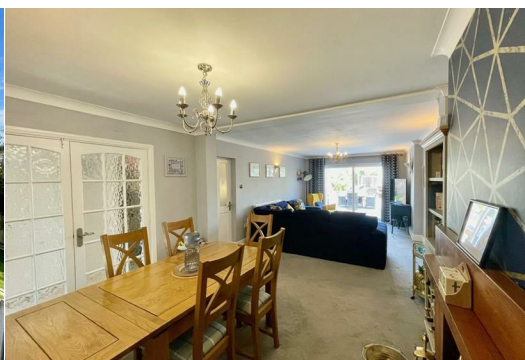


## 1709 Lincoln Road Werrington North Peterborough PE6 7HH

Asking price £370,000



Beautifully Presented 3-Bedroom Semi-Detached Home with Outdoor Kitchen, Log Cabin, and Excellent Location Close to Arthur Mellows Village College.





Beautifully Presented 3-Bedroom Semi-Detached Home with Outdoor Kitchen, Log Cabin, and Excellent Location Close to Arthur Mellows Village College

A fantastic opportunity to purchase this charming circa 1940s semi-detached home, perfectly positioned between the popular villages of Werrington North and Glington. This spacious and well-maintained family home is within easy reach of Arthur Mellows Village College and offers a wonderful blend of character, modern finishes, and versatile indoor-outdoor living.

The property comprises a welcoming entrance hall leading to a convenient downstairs W/C. The kitchen is both stylish and functional, with an adjoining utility room offering extra space and practicality. A bright, open-plan lounge and dining area sits at the heart of the home, with sliding doors opening directly onto the garden, creating a seamless flow between indoor and outdoor living. To the front, the cosy sitting room features a beautiful bay window and a log burner, ideal for relaxing evenings.

Upstairs, the home offers three generously sized double bedrooms and a modern family bathroom, perfect for growing families.

Externally, the property continues to impress. A spacious driveway provides ample off-road parking for multiple vehicles. To the rear, the private and enclosed garden is a true highlight, ideal for entertaining, relaxing, or family life. The bespoke outdoor kitchen features porcelain tiled flooring, a brick-built wood-fired pizza oven, integrated gas BBQ, and elegant granite worktops, offering a perfect space for summer gatherings and al fresco dining.

At the end of the garden, a fully powered log cabin provides fantastic flexibility, whether used as a home office, gym, or playroom.

Located on Lincoln Road, this home enjoys an enviable position between Werrington and Glington, with easy access to local amenities, countryside walks, and excellent schooling. Arthur Mellows Village College, rated Outstanding by Ofsted is just a short distance away, making this an ideal home for families. There are also excellent transport links to Peterborough city centre and the A15.

This is a rare chance to own a characterful and beautifully enhanced home with superb outdoor living features in a highly desirable location.

Early viewing is highly recommended.

Entrance Hall - 10'3 x 7'2

Tiled flooring, radiator, stairs to first floor landing.

W/C - 4'3 x 3'3

Tiled flooring, uPVC double glazed window to the side, standard WC, wall mounted sink, part tiled walls, heated towel rail.

Kitchen - 20'7 x 7'2

Tiled flooring, radiator, uPVC double glazed window to the side, fitted wall and base units, space for range oven with extractor hood over, space for American style fridge/freezer, one and a half bowl sink with mixer tap and drainer, integrated dish washer.

Utility - 7'3 x 8'10

Vinyl flooring, uPVC double glazed windows and door, space washing machine and dryer. Circular sink with mixer tap.

Lounge - 17'8 x 12'0

Carpeted flooring, radiator, uPVC double glazed sliding door leading to garden.

Dining Room - 9'11 x 12'0

Carpeted flooring, open fire, storage cupboard.

Second Reception Room - 13'5 x 12'0

Carpeted flooring, radiator, uPVC double glazed bay window to the front, log burner.

Landing -

Carpeted flooring, wooden doors to all first floor accommodation.

Bedroom One - 17'6 x 12'8

Carpeted flooring, radiator, uPVC double glazed window to the rear.

Bedroom Two - 9'11 x 11'11

Carpeted flooring, radiator, uPVC double glazed bay window to the front.

Bedroom Three 13'4 x 15'4

Carpeted flooring, radiator, uPVC double glazed window facing the front, storage cupboard.

Bathroom - 6'11 x 14'7

Tiled flooring, heated towel rail, uPVC double glazed window facing the rear, free standing bath, double enclosure shower, standard WC, two easy and basin with vanity units, part tiled walls.

Log Cabin - 12'10 x 18'1

Power, lighting and internet, wood framed windows & doors.

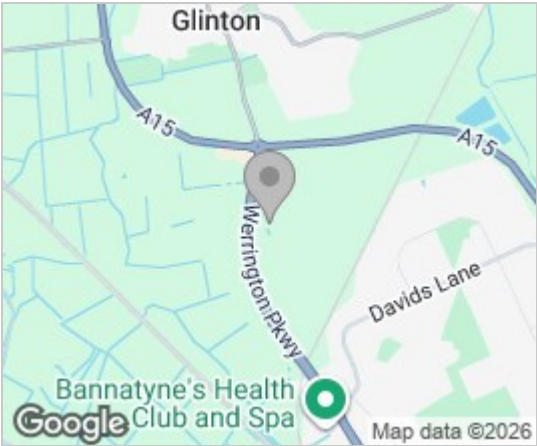
Garden -

Enclosed by timber fencing, outdoor kitchen area with porcelain tiled flooring, brick built wood fire pizza oven & gas BBQ with granite work surfaces. Wooden bench seating area, Lawn area leading to summer house. Wooden shed.

Front -

Gravelled driveway for multiple vehicles.

## Area Map



## Floor Plans



## Energy Efficiency Graph

